

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

37-62  
# 03659

Steven E. Nadeau and Cathy Nadeau

of 943 China Rd., Winslow, ME 04901

for consideration paid

grant to David G. Leach and Lisa B. Leach of 170 Eight Rod Road, Waterville, ME  
04901, as joint tenants

with **WARRANTY COVENANTS**, the land in Waterville, Kennebec County, State of  
Maine bounded and described as follows:

**SEE EXHIBIT A ATTACHED HERETO  
AND MADE A PART HEREOF**

WITNESS our hands and seals this 16<sup>th</sup> day of November, 2004.

\_\_\_\_\_

Steven E. Nadeau  
Steven E. Nadeau

\_\_\_\_\_

Cathy Nadeau  
Cathy Nadeau

THE STATE OF MAINE  
Kennebec County, ss.

November 16, 2004

Then personally appeared the above-named Steven E. Nadeau and Cathy Nadeau, and  
acknowledged the foregoing instrument to be their free act and deed.

Before me,

Timothy R. O'Donnell  
Notary Public

Print Name:

TIMOTHY R. O'DONNELL  
Notary Public, Maine  
My Commission Expires November 9, 2006

SEAL

(3) O'Donnell, Lee

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EXHIBIT A

A certain lot or parcel of land situated southerly of Sawyer Street and easterly of Carver Street, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set at the intersection of the easterly right of way line of Carver Street and the southerly right of way line of Sawyer Street; thence by the following courses and distances, to wit:

- 1) South Fifty-nine Degrees, Twenty-four Minutes, Fifty-two Seconds East (S 59° 24' 52" E) along the southerly right of way line of Sawyer Street, a distance of One Hundred Thirty and 00/100ths (130.00) feet to an iron rod set on said right of way line at the northwesterly corner of the land conveyed by Elias J. Boles et al to Dorothy Pauline Lennon et al by deed dated November 30, 1984 and recorded in the Kennebec County Registry of Deeds Book 3919, Page 42; thence
- 2) South Thirty Degrees, Thirty-five Minutes, Eight Seconds West (S 30° 35' 08" W) along the westerly line of the land owned by said Lennon, a distance of One and 77/100ths (1.77) feet to a one and one-quarter (1 ¼) inch iron pipe found on said line; thence
- 3) Continuing along the same bearing and line, a distance of Ninety-eight and 23/100ths (98.23) feet to an iron rod set at the southwesterly corner of the land of said Lennon and set on the northerly line of land owned by the Inhabitants of the City of Waterville; thence
- 4) North Fifty-nine Degrees, Twenty-four Minutes, Fifty-two Seconds West (N 59° 24' 52" W) along the northerly line of the land owned by said Inhabitants, a distance of Sixty and 00/100ths (60.00) feet to the northeasterly corner of the land described as "Exhibit B" in the deed to Jeffrey R. Pilotte, said deed dated December 4, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5272, Page 338; thence
- 5) Continuing along the same bearing and along the northerly line of the land owned by Jeffrey Pilotte, a distance of Seventy and 00/100ths (70.00) feet to an iron rod set on the easterly right of way line of Carver Street at the northwesterly corner of said land of Pilotte; thence
- 6) North Thirty Degrees, Thirty-five Minutes, Eight Seconds East (N 30° 35' 08" E) along the easterly right of way line of Carver Street, a distance of One Hundred and 00/100ths (100.00) feet to the iron rod set at the point of beginning.

The above described parcel of land contains Thirteen Thousand (13,000) square feet and is the same parcel labeled, "Land to be Conveyed by Jeffrey Pilotte to Steven Nadeau," on a survey entitled, "Plan of Land to be Conveyed to Steven Nadeau," dated 11/01, said plan to be recorded in the Kennebec County Registry of Deeds. All iron rods called as "set" in the foregoing description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. (#1132)."

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Being also Lots 185 to 188, as built, of the subdivision known as Nelson Heights, as delineated on the plan of the same name recorded in said Registry Plan Book 7, Pages 34 and 35.

For Grantors' source of title reference is made to a Deed from Jeffrey R. Pilotte and Tammie Pilotte Cote (f/k/a Tammie Pilotte) dated March 8, 2002 and recorded at the Kennebec County Registry of Deeds in Book 6845, Page 53.

Received Kennebec SS.  
11/18/2004 9:04AM  
# Pages 3 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS